



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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RETROFIT WINDOW/DOOR CHANGE-OUT CRITERIA
(EXCLUDING EGRESS AND BAY WINDOWS)

Project Address: _____

*How many **windows** are you changing out?* _____ ***doors?*** _____

The following is the criteria for retrofit window/door change-out:

All replacement windows and doors with glass must be dual glazed. (U & SHGC values shall be 0.40 maximum)

The following locations require safety glazing (tempered or laminated) glass to be etch marked.

1. Glazing in swinging, sliding, fixed, and bi-fold doors.
2. Glazing in windows within 24" from doors and less than 60" high above the floor or walking surface.
3. Glazing within 5ft from pool or spa.
4. Glazing in windows at shower or bathtub and stair landing less than 60" above floor.
5. When all of the following occur: Exposed area of individual pane greater than 9 sq. ft; Exposed bottom edge less than 18" above the floor; one or more walking surfaces within 36" horizontally of the plane of the glazing and the top edge is more than 36" above the floor.

Landing at the required outswinging egress door shall not be more than 1 ½ inches lower than the top of the threshold. The landing's width shall not be less than the door served with a minimum dimension of 36" measured in the direction of travel and a slope not to exceed ¼" to 12" (2%).

INSTALL OR VERIFY SMOKE AND CARBON MONOXIDE DETECTORS PER CRC R314.1 AND R315.2